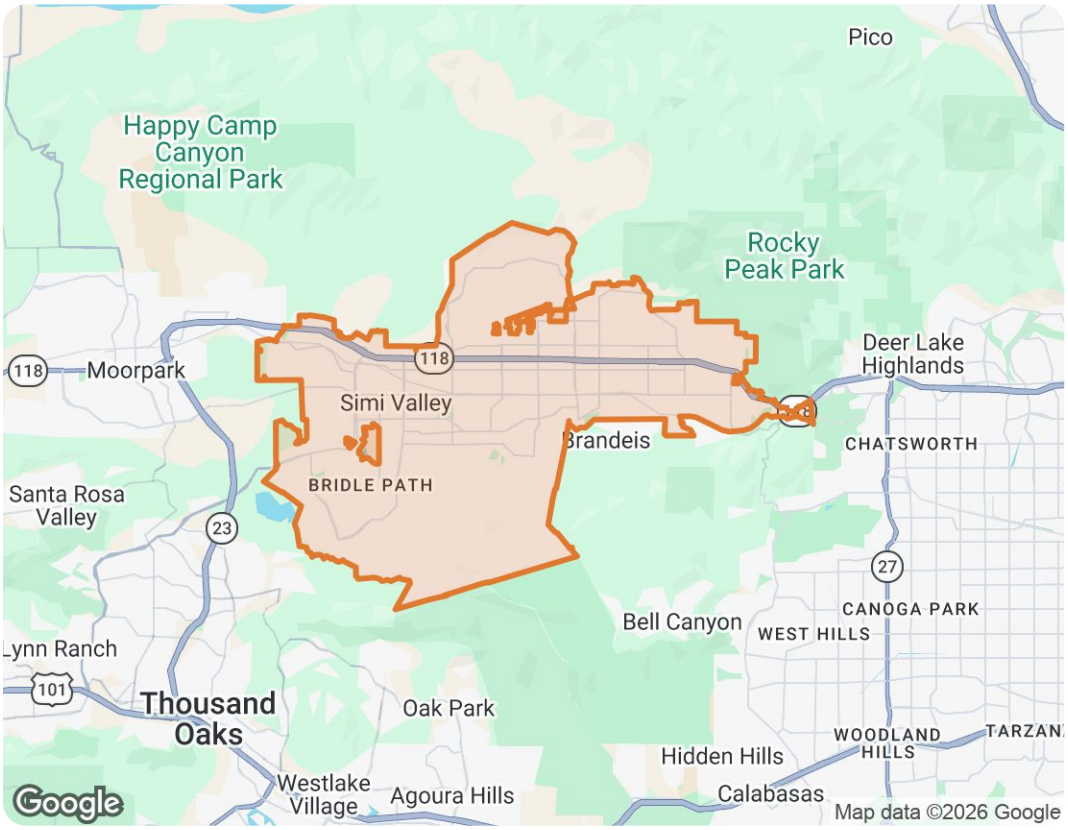
Simi Valley, California





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Simi Valley, California

Market Trends

Market Trends for Simi Valley, California

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
3.09	99.2%	46	$821,000
↓ 9.91% MoM	↑ 0.32% MoM	↑ 9.52% MoM	↑ 1.05% MoM

October 2026 Median Estimated Property Value

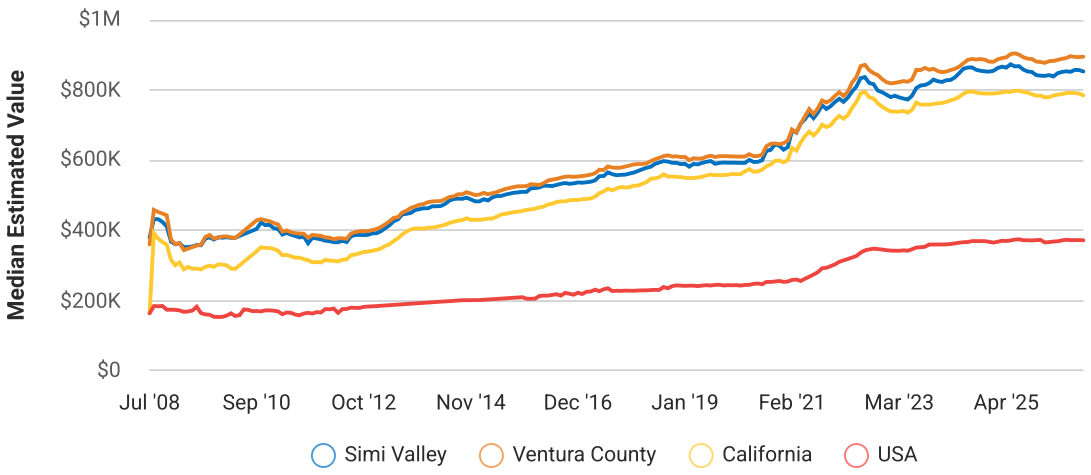
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$853,000	-0.5%	+0.2%



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Simi Valley, California

September 2026 Active Listings

Simi Valley, California

Single Family + Condo/Townhouse/Apt.

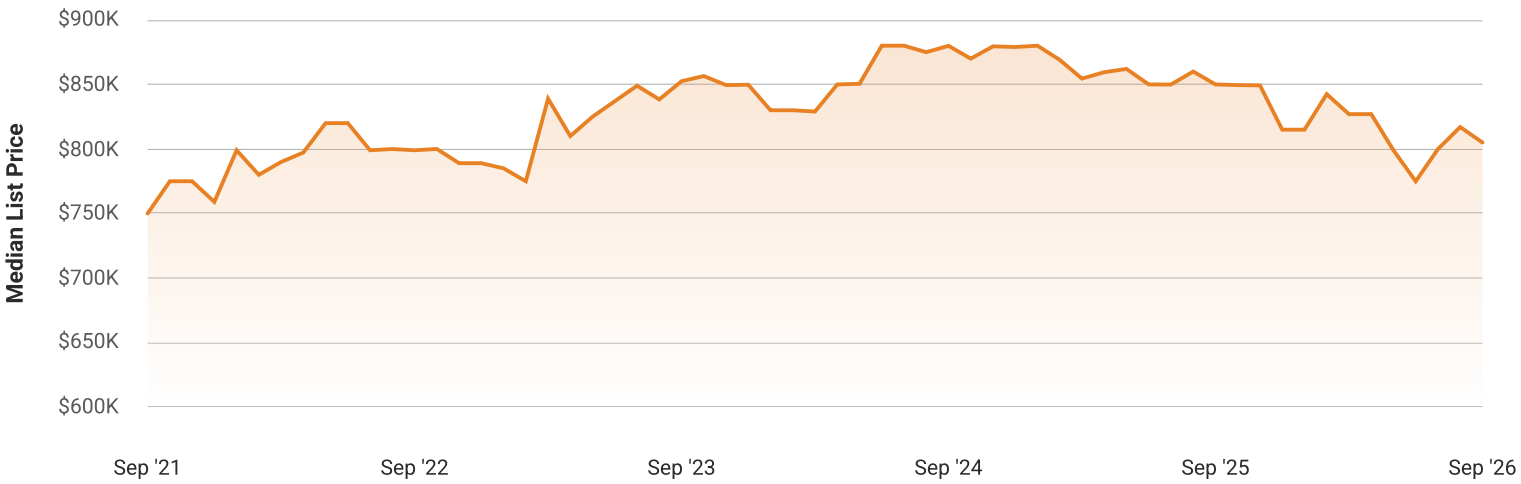
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $804,999

1.5% Month over Month



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Simi Valley, California

September 2026 Sold Listings

Simi Valley, California

Single Family + Condo/Townhouse/Apt.

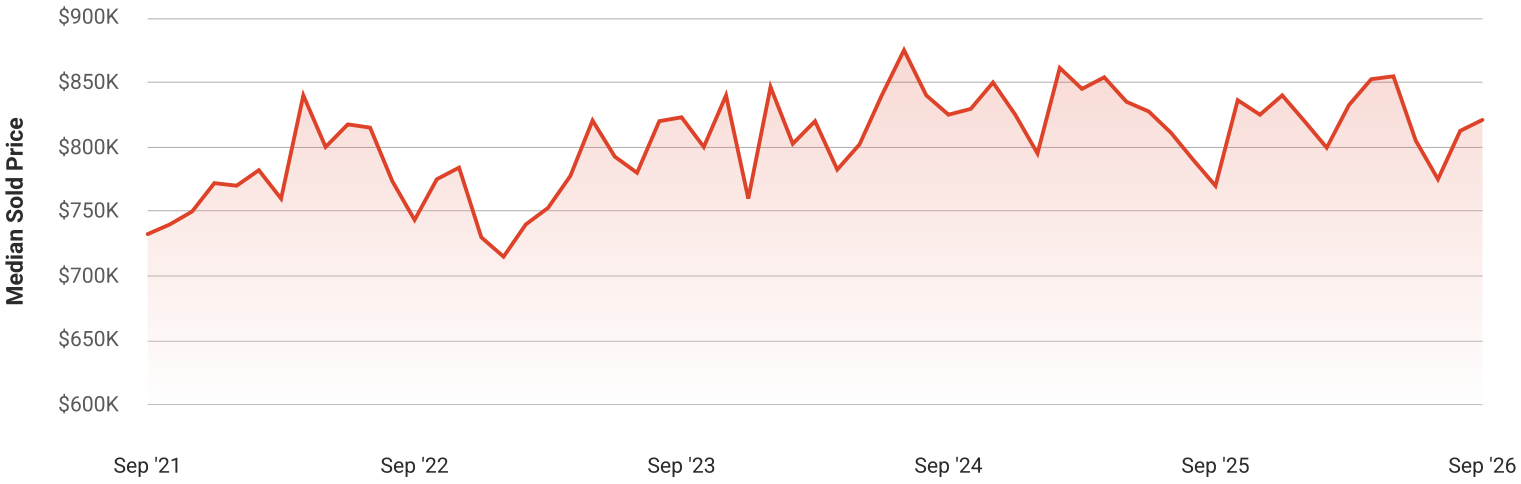
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $821,000

↑ 1% Month over Month



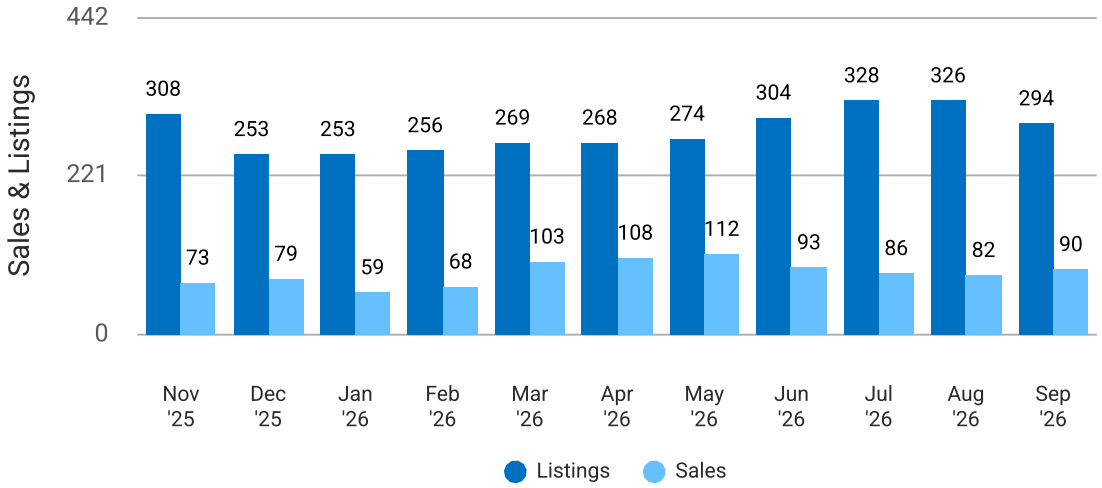
Total Sales and Active Listings in Simi Valley, California

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Simi Valley, California

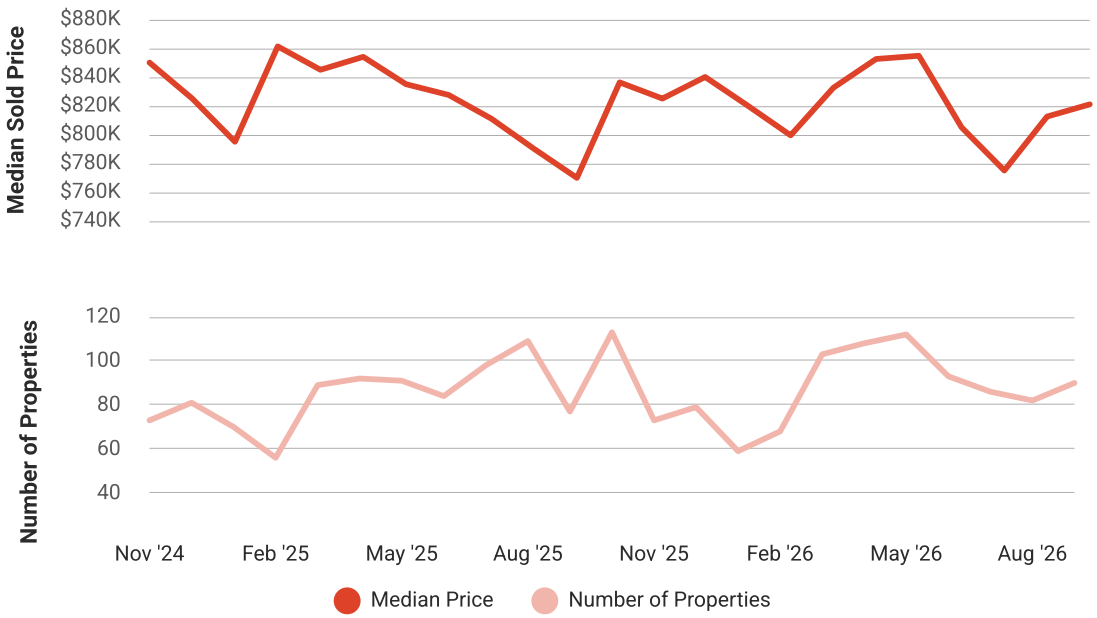
Median Sold Price vs Sold Listings in Simi Valley, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



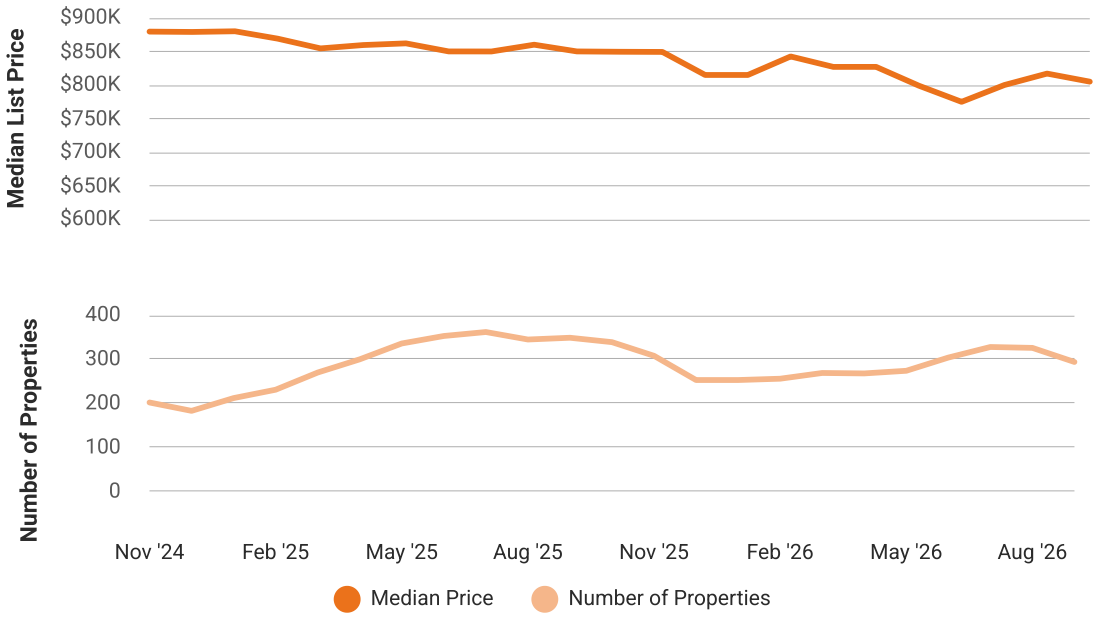
Median List Price vs Active Listings in Simi Valley, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Simi Valley, California

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$853,000	$857,070 -0.47%	$851,990 +0.12%	$851,470 +0.18%	$854,930 -0.23%	$819,760 +4.05%
Median Sold Price Last Updated: 9/30/2026	$821,000	$812,500 +1.05%	$805,000 +1.99%	$769,900 +6.64%	$825,000 -0.48%	$823,000 -0.24%
Median List Price Last Updated: 9/30/2026	$804,999	$817,000 -1.47%	$774,950 +3.88%	$850,000 -5.29%	$879,900 -8.51%	$852,495 -5.57%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

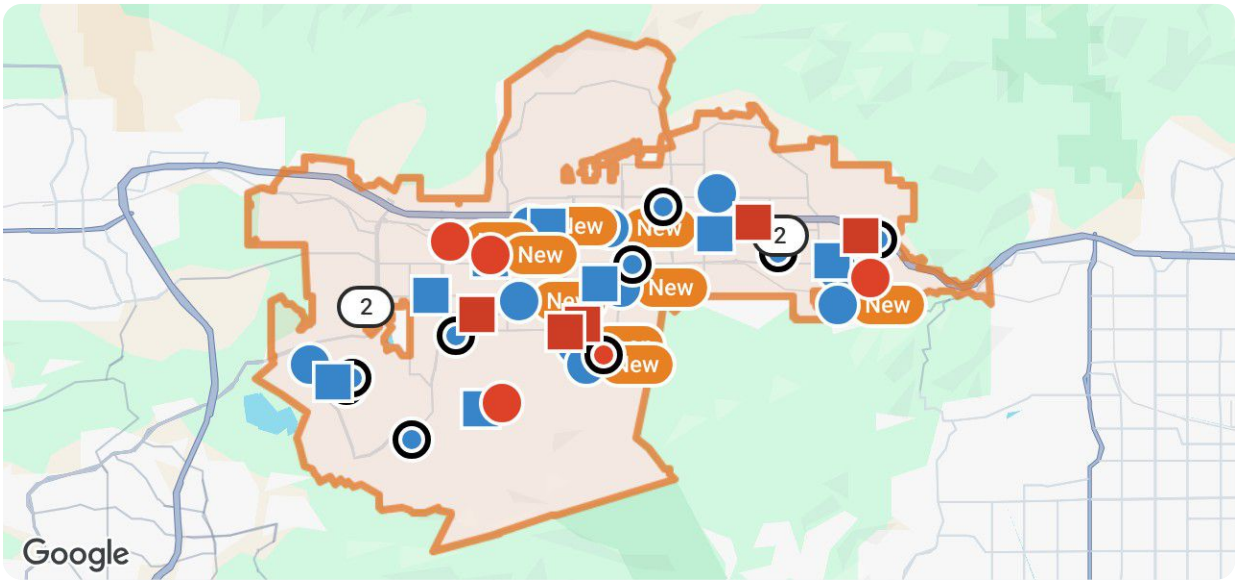
Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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Simi Valley, California

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Distressed For Sale or Lease
- Distressed Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	10
Lowest Listing Price / Est.Value	$295,000	$599,000	$510,000	$699,000
Median Listing Price / Est.Value	$829,000	$784,945	$676,250	$870,055
Highest Listing Price / Est.Value	$1,299,000	$1,349,500	$1,357,000	$2,098,790
Average Price / sqft	$474	$489	$475	$538
Median Price / sqft	$441	$456	$451	$577
Average Days in RPR	5	48	72	76
Median Days in RPR	2	46	64	79
Total Volume	$8,552,990	$8,203,640	$7,430,500	$10,612,990
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

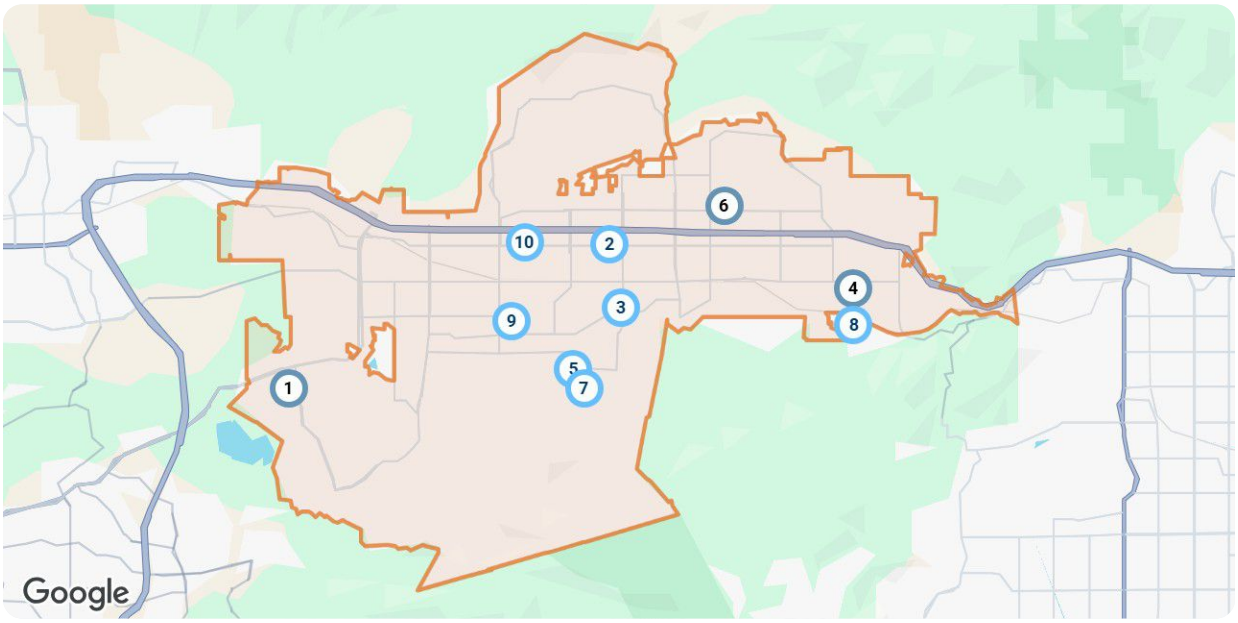
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Simi Valley, California

Market Activity Breakdown

New

Source: Listings



Legend

- Active For Sale
- Active Under Contract

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **4545 Alamo St, Unit H** **Simi Valley, CA 93063** MLS ID: 226004869 Active Under Contract / For Sale *Listing Courtesy of Pinnacle Estate Properties, Inc.*	Condo/Townhouse/Apt.	1/1	531	531 sqft	1983	10/13/2026 24 days	$295,000 $556/sq ft
2  **2910 Chippewa Ave** **Simi Valley, CA 93063** MLS ID: SR26237856 Active / For Sale *Listing Courtesy of CITADEL VENTURES, INC.*	Single Family	4/3	2,523	0.3 acres	1980	11/5/2026 1 day	$999,000 $396/sq ft
3  **650 Ivywood Ln, Unit E** **Simi Valley, CA 93065** MLS ID: SR26238080 Active / For Sale *Listing Courtesy of EQUITY UNION*	Condo/Townhouse/Apt.	3/3	1,809	1,807 sqft	1990	11/5/2026 1 day	$739,000 $409/sq ft
4  **5317 Mildred St** **Simi Valley, CA 93063** MLS ID: 226005210 Active / For Sale *Listing Courtesy of Sellfors Realty*	Single Family	5/2	1,835	6,098 sqft	1964	11/5/2026 1 day	$779,000 $425/sq ft
5  **3585 Royal Ave** **Simi Valley, CA 93063** MLS ID: 226005079 Active Under Contract / For Sale *Listing Courtesy of eXp Realty of California Inc*	Single Family	3/2	1,244	8,100 sqft	1961	10/28/2026 9 days	$745,000 $599/sq ft

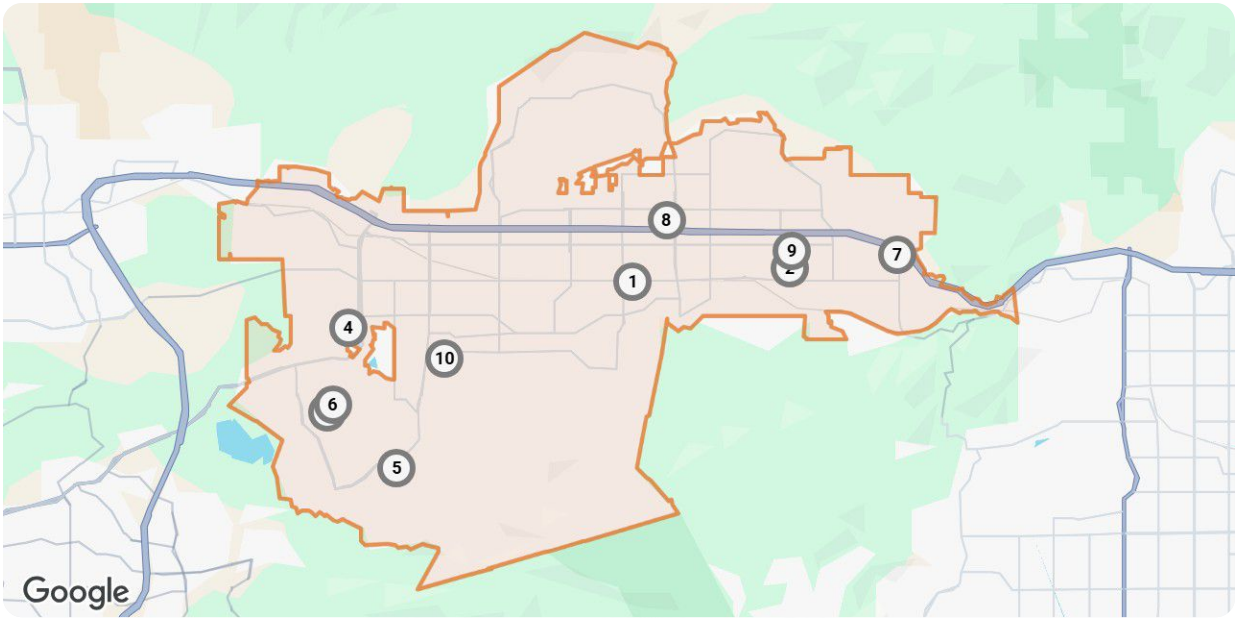
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Simi Valley, California

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **3258 Amarillo Ave** **Simi Valley, CA 93063** MLS ID: 226005191 Active / For Sale *Listing Courtesy of Sellfors Realty*	Single Family	4/2	1,612	8,000 sqft	1964	11/4/2026 2 days	$879,000 $545/sq ft
7  **1837 Marcella St** **Simi Valley, CA 93065** MLS ID: BB26233687 Active / For Sale *Listing Courtesy of REDFIN CORPORATION*	Single Family	4/3	2,113	7,370 sqft	1964	11/4/2026 2 days	$899,000 $425/sq ft
8  **217 White Bark Ln** **Simi Valley, CA 93065** MLS ID: 226005183 Active / For Sale *Listing Courtesy of eXp Realty of California Inc*	Single Family	4/3	2,553	5,955 sqft	2017	11/4/2026 2 days	$1,199,000 $470/sq ft
9  **25 Humboldt St** **Simi Valley, CA 93065** MLS ID: 226005170 Active / For Sale *Listing Courtesy of Century 21 Masters*	Single Family	5/3	2,946	9,583 sqft	1996	11/3/2026 3 days	$1,299,000 $441/sq ft
10  **5871 Maplewood Ln** **Simi Valley, CA 93063** MLS ID: OC26236712 Active / For Sale *Listing Courtesy of CITY VENTURES CONSTRUCTION, INC.*	Condo/Townhouse/Apt.	3/4	–	1,698 sqft	2026	11/3/2026 3 days	$719,990 –/sq ft

Pending

Source: Listings



Legend

Pending

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Simi Valley, California

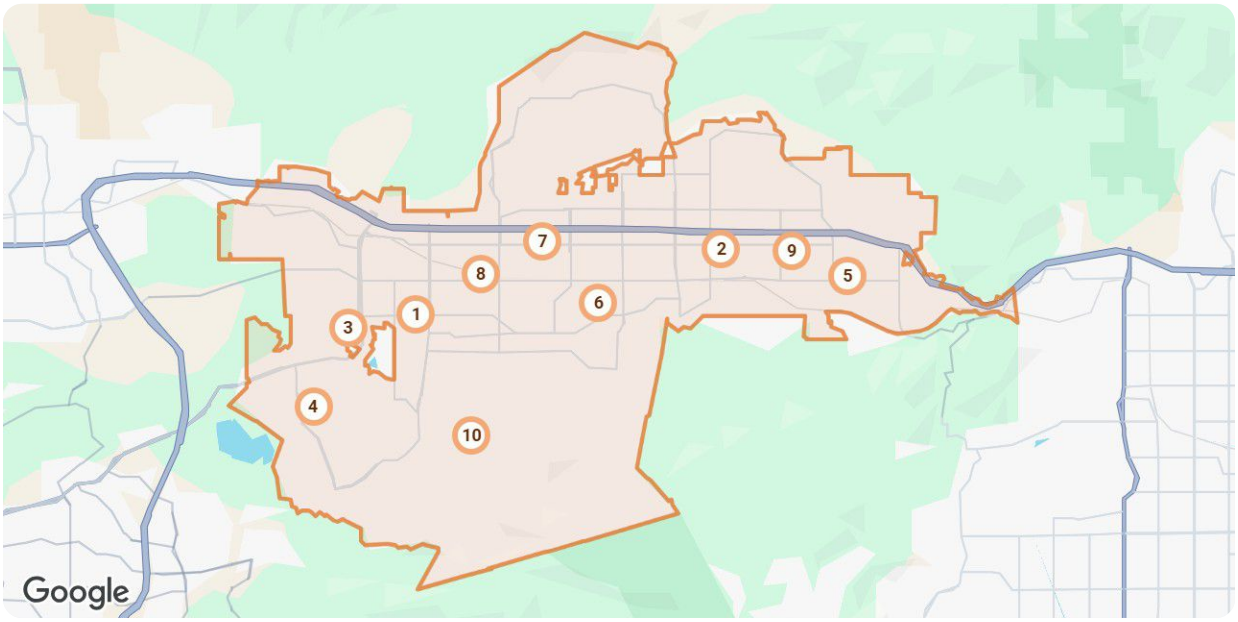
	Pending: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **3374 Onyx Cir** **Simi Valley, CA 93063** MLS ID: 226003631 Pending / For Sale *Listing Courtesy of Pinnacle Estate Properties, Inc.*	Single Family	5/3	2,321	6,534 sqft 1979	7/30/2026	$1,024,900 $442/sq ft	11/5/2026 98 days
2	 **2654 Georgette Pl** **Simi Valley, CA 93063** MLS ID: 226004422 Pending / For Sale *Listing Courtesy of Better Homes and Gardens Real Estate Town Center*	Single Family	3/2	1,759	7,405 sqft 1985	9/16/2026	$852,500 $485/sq ft	11/4/2026 49 days
3	 **2392 Alscot Ave** **Simi Valley, CA 93063** MLS ID: 226004160 Pending / For Sale *Listing Courtesy of eXp Realty of California Inc*	Single Family	4/2	1,756	6,534 sqft 1972	9/1/2026	$799,900 $456/sq ft	11/3/2026 63 days
4	 **1232 Cypress St** **Simi Valley, CA 93063** MLS ID: SR26223754 Pending / For Sale *Listing Courtesy of RODEO REALTY*	Single Family	2/1	911	5,998 sqft 1941	10/15/2026	$689,000 $756/sq ft	11/3/2026 19 days
5	 **1607 Edmund St** **Simi Valley, CA 93065** MLS ID: 226004524 Pending / For Sale *Listing Courtesy of Coldwell Banker Realty*	Single Family	4/2	1,632	6,534 sqft 1965	9/22/2026	$849,000 $520/sq ft	11/3/2026 42 days
6	 **5290 Holly Oak Ct** **Simi Valley, CA 93063** MLS ID: SR26223580 Pending / For Sale *Listing Courtesy of MAKAREM REALTY, INC.*	Single Family	5/4	3,243	0.31 acres 2003	10/14/2026	$1,349,500 $416/sq ft	11/1/2026 18 days
7	 **2042 Kasten St** **Simi Valley, CA 93065** MLS ID: 226004582 Pending / For Sale *Listing Courtesy of Sotheby's International Realty*	Single Family	5/3	1,725	6,500 sqft 1964	9/25/2026	$649,900 $377/sq ft	11/1/2026 37 days
8	 **5871 Maplewood Ln** **Simi Valley, CA 93063** MLS ID: OC26199809 Pending / For Sale *Listing Courtesy of CITY VENTURES CONSTRUCTION, INC.*	Condo/Townhouse/Apt.	3/3	–	– 2026	9/11/2026	$769,990 –/sq ft	11/1/2026 51 days
9	 **5761 Cochran St** **Simi Valley, CA 93063** MLS ID: 226003734 Pending / For Sale *Listing Courtesy of HomeSmart Evergreen Realty*	Single Family	2/2	1,207	3,049 sqft 1978	8/5/2026	$599,000 $496/sq ft	10/31/2026 87 days
10	 **2567 Chandler Ave** **Simi Valley, CA 93065** MLS ID: SR26223595 Pending / For Sale *Listing Courtesy of PARK REGENCY REALTY*	Single Family	3/3	1,378	2,400 sqft 1987	10/15/2026	$619,950 $450/sq ft	10/30/2026 15 days

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Simi Valley, California

Closed

Source: Public Records and Listings



Legend

Closed

	Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1	 **4130 Angela St** **Simi Valley, CA 93063** MLS ID: SR26188345 Closed / For Sale *Courtesy of EQUITY UNION*	Single Family	3/2	1,216	6,969 sqft 1959	11/5/2026 39 days	$740,000 $609/sq ft	↑ 1.37%
2	 **1009 Inman Cir** **Simi Valley, CA 93065** MLS ID: V1-38421 Closed / For Sale *Courtesy of COMFORT REAL ESTATE SERVICES*	Single Family	3/2	1,058	10,018 sqft 1962	11/4/2026 28 days	$705,000 $666/sq ft	↓ 1.4%
3	 **1980 Rory Ln, Unit 6** **Simi Valley, CA 93063** MLS ID: SR26146814 Closed / For Sale *Courtesy of KELLER WILLIAMS VIP PROPERTIES*	Condo/Townhouse/Apt.	2/3	1,131	1,132 sqft 1984	11/4/2026 89 days	$510,000 $451/sq ft	↑ 2.02%
4	 **5302 Aurelia St** **Simi Valley, CA 93063** MLS ID: 226004813 Closed / For Sale *Courtesy of Berkshire Hathaway Homeservices California Properties*	Single Family	3/3	2,051	6,098 sqft 1969	11/3/2026 25 days	$647,500 $316/sq ft	–
5	 **334 Country Club Dr, Unit C** **Simi Valley, CA 93065** MLS ID: BB26106315 Closed / For Sale *Courtesy of REDFIN CORPORATION*	Condo/Townhouse/Apt.	2/3	1,579	1,576 sqft 1989	11/3/2026 135 days	$590,000 $374/sq ft	↓ 1.5%

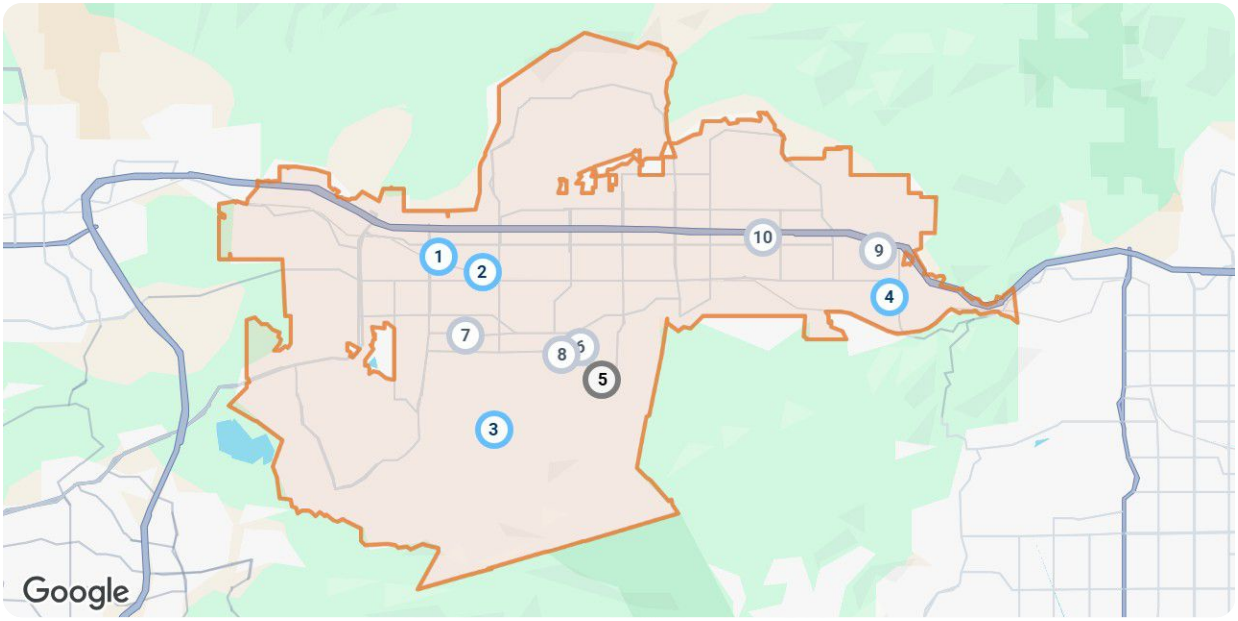
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Simi Valley, California

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6  **1690 Heywood St, Unit C** **Simi Valley, CA 93065** MLS ID: SR26133731 Closed / For Sale *Courtesy of PINNACLE ESTATE PROPERTIES, INC.*	Condo/Townhouse/Apt.	3/3	1,328	2.19 acres 2010	11/3/2026 115 days	$600,000 $452/sq ft	↓ 3.07%
7  **779 Languid Ln** **Simi Valley, CA 93065** MLS ID: 226004781 Closed / For Sale *Courtesy of Better Homes and Gardens Real Estate Town Center*	Single Family	3/2	1,820	1.43 acres 1977	11/3/2026 27 days	$1,357,000 $746/sq ft	–
8  **1107 Catlin St, Apt A** **Simi Valley, CA 93065** MLS ID: V1-37917 Closed / For Sale *Courtesy of RE/MAX GOLD COAST REALTORS*	Condo/Townhouse/Apt.	3/3	1,546	1,546 sqft 1981	11/2/2026 91 days	$619,000 $400/sq ft	↑ 0.65%
9  **2290 Rohner Ct** **Simi Valley, CA 93063** MLS ID: SR26189793 Closed / For Sale *Courtesy of GLOBAL REALTY & MORTGAGE*	Single Family	4/2	1,756	0.26 acres 1972	11/2/2026 24 days	$912,000 $519/sq ft	↓ 1.83%
10  **3680 Alamo St** **Simi Valley, CA 93063** MLS ID: SR26092251 Closed / For Sale *Courtesy of SHE IS HOPE REALTY*	Single Family	3/4	3,440	0.36 acres 1984	10/30/2026 148 days	$750,000 $218/sq ft	↓ 14.75%

Distressed

Source: Public Records and Listings



Legend

- Active For Sale
- Pending
- Off Market, Hold, Withdrawn, Expired, or Canceled

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Simi Valley, California

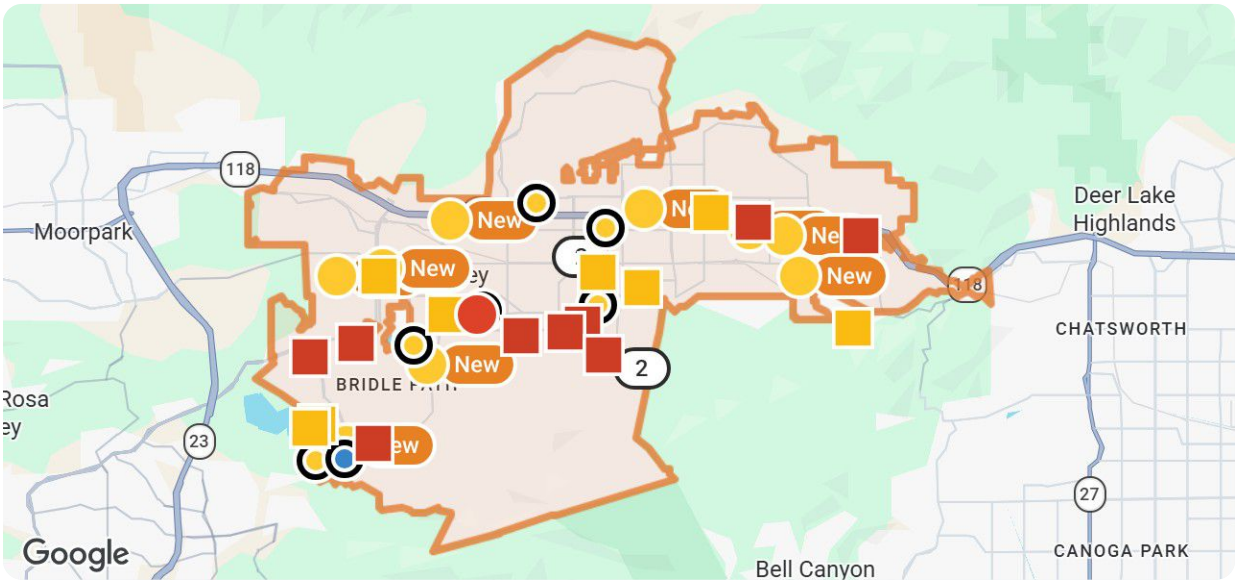
	Distressed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	 **430 Fresh Meadows Rd** **Simi Valley, CA 93065** MLS ID: CV26225528 Active / For Sale *Listing Courtesy of CROWN ROYAL REAL ESTATE, INC.*	Single Family	3/2	1,842	5,083 sqft 1987	10/17/2026 20 days	$825,000 $448/sq ft	9/14/2026 Real Estate Owned
2	 **4959 Shady Trail St** **Simi Valley, CA 93063** MLS ID: SR26125457 Pending / For Sale *Listing Courtesy of EQUITY UNION*	Single Family	5/5	4,346	0.25 acres 2005	6/9/2026 125 days	$1,529,000 $352/sq ft	9/29/2026 Short Sale
3	 **1207 Graham St** **Simi Valley, CA 93065** MLS ID: 226004408 Active / For Sale *Listing Courtesy of Pinnacle Estate Properties, Inc.*	Single Family	4/2	1,226	7,840 sqft 1961	9/15/2026 52 days	$699,000 $570/sq ft	8/21/2026 Notice of Default
4	 **1819 Rocking Horse Dr** **Simi Valley, CA 93065** MLS ID: 226003540 Active / For Sale *Listing Courtesy of Channel Cities Realty Group*	Single Family	4/3	1,983	0.56 acres 1985	7/24/2026 105 days	$1,320,000 $666/sq ft	9/3/2026 Notice of Default
5	 **419 Talbert Ave** **Simi Valley, CA 93065** MLS ID: GD26073792 Pending / For Sale *Listing Courtesy of LUXURY HOME REAL ESTATE*	Single Family	4/2	1,954	8,799 sqft 1964	4/6/2026 – days	$810,000 $415/sq ft	8/17/2026 Short Sale
6	 **1157 Hudspeth St** **Simi Valley, CA 93065** Off Market / Public Record	Single Family	4/2	1,248	10,380 sqft 1962	– – days	– $585/sq ft	9/14/2026 Notice of Default
7	 **2627 Dusan St** **Simi Valley, CA 93065** Off Market / Public Record	Single Family	3/2	1,040	6,500 sqft 1964	– – days	– $721/sq ft	8/18/2026 Notice of Default
8	 **2535 Canterbury Ln** **Simi Valley, CA 93063** Off Market / Public Record	Single Family	4/3	2,052	2,835 sqft 2001	– – days	– $446/sq ft	8/17/2026 Notice of Default
9	 **3356 Travis Ave** **Simi Valley, CA 93063** Off Market / Public Record	Single Family	4/3	1,602	9,500 sqft 1964	– – days	– $585/sq ft	10/13/2026 Notice of Default
10	 **53 Humboldt St** **Simi Valley, CA 93065** Off Market / Public Record	Single Family	4/4	3,543	1.06 acres 1987	– – days	– $592/sq ft	9/15/2026 Notice of Default

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Simi Valley, California

Summary

For Lease Activity in the Last 3 Months



Legend

- Distressed For Sale or Lease
- For Lease
- For Lease Pending
- For Sale / Lease
- Distressed
- Recently Leased

	New	Pending	Closed	Distressed
Number of Properties	10	5	10	10
Lowest Listing Price / Est.Value	$2,400	$3,400	$2,250	$4,000
Median Listing Price / Est.Value	$4,150	$3,650	$3,275	$925,920
Highest Listing Price / Est.Value	$839,999	$6,500	$5,950	$2,098,790
Average Price / sqft	$86	$2	$2	$471
Median Price / sqft	$3	$2	$2	$478
Average Days in RPR	5	30	40	178
Median Days in RPR	7	18	42	178
Total Volume	$1,235,944	$21,530	$35,195	$10,197,580
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

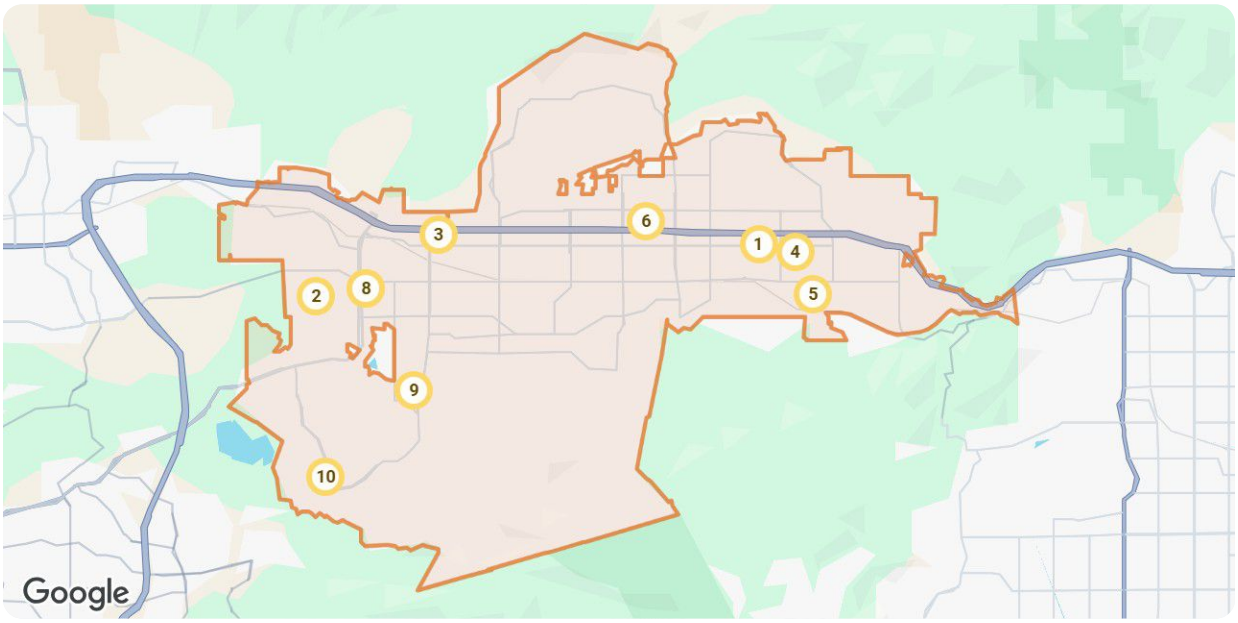
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Simi Valley, California

Market Activity Breakdown

New

Source: Listings



Legend

- Active For Sale
- Active For Lease

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **258 Cliffwood Dr** **Simi Valley, CA 93065** MLS ID: 226005096 Active / For Lease *Courtesy of SCOTT PETTO*	Single Family	4/3	2,287	9,892 sqft	1997	11/15/2026 -9 days	$5,000 mo. $2/sq ft
2  **749 Warrendale St** **Simi Valley, CA 93065** MLS ID: 26106644 Active / For Lease *Courtesy of Pacific Inter Capital Investment Soluti*	Single Family	3/3	1,950	4,776 sqft	1989	11/5/2026 1 day	$4,400 mo. $2/sq ft
3  **2689 Night Jasmine Dr** **Simi Valley, CA 93065** MLS ID: 226005181 Active / For Lease *Courtesy of Coldwell Banker Realty*	Condo/Townhouse/Apt.	3/2	1,402	1,402 sqft	2004	11/4/2026 2 days	$3,500 mo. $2/sq ft
4  **1743 Duskwood Way** **Simi Valley, CA 93065** MLS ID: 226005141 Active / For Sale and For Lease *Listing Courtesy of KELLER WILLIAMS WESTLAKE VILLAGE*	Single Family	4/3	1,831	3,001 sqft	1997	11/1/2026 5 days	$839,999 $459/sq ft
5  **3330 Darby St, Unit 305** **Simi Valley, CA 93063** MLS ID: SR26234380 Active / For Sale and For Lease *Listing Courtesy of JOHNHART REAL ESTATE*	Condo/Townhouse/Apt.	1/1	950	949 sqft	1983	10/30/2026 7 days	$365,000 $384/sq ft

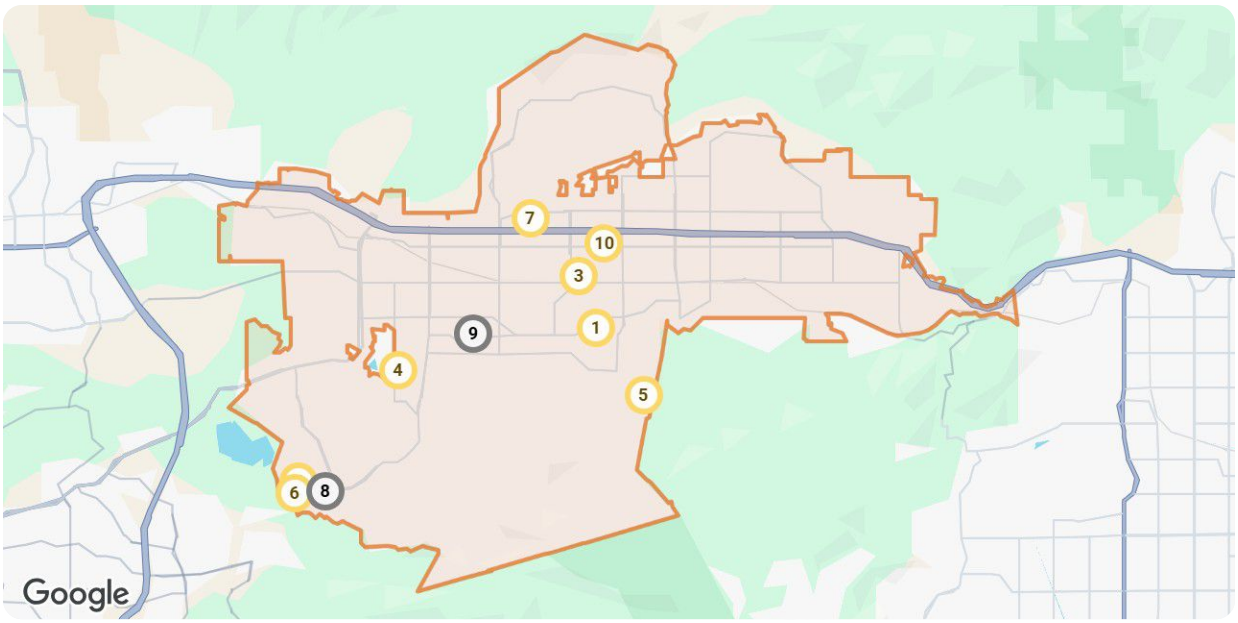
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Simi Valley, California

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **6271 Marsha Ave** **Simi Valley, CA 93063** MLS ID: SR26234459 Active / For Lease *Courtesy of JOHNHART REAL ESTATE*	Single Family	3/2	1,170	7,000 sqft	1962	10/30/2026 7 days	$3,445 mo. $3/sq ft
7  **1994 Sienna Ln** **Simi Valley, CA 93065** MLS ID: 226005123 Active / For Lease *Courtesy of Better Homes and Gardens Real Estate Town Center*	Single Family	3/3	1,631	4,974 sqft	1997	10/30/2026 7 days	$4,100 mo. $3/sq ft
8  **2715 Sasha Ct** **Simi Valley, CA 93063** MLS ID: 226005104 Active / For Lease *Courtesy of Time Realty Property Management*	Single Family	3/2	1,729	7,405 sqft	1981	10/29/2026 8 days	$3,900 mo. $2/sq ft
9  **291 Wild Rose Ct** **Simi Valley, CA 93065** MLS ID: 226005111 Active / For Lease *Courtesy of eXp Realty of Greater Los Angeles Inc.*	Single Family	3/3	2,173	4,335 sqft	2000	10/29/2026 8 days	$4,200 mo. $2/sq ft
10  **1285 Carmel Dr** **Simi Valley, CA 93065** MLS ID: 226005073 Active / For Lease *Courtesy of Direct DLS*	Condo/Townhouse/Apt.	1/1	500	0.44 acres	2023	10/28/2026 9 days	$2,400 mo. $5/sq ft

Pending

Source: Listings



Legend

Active For Lease

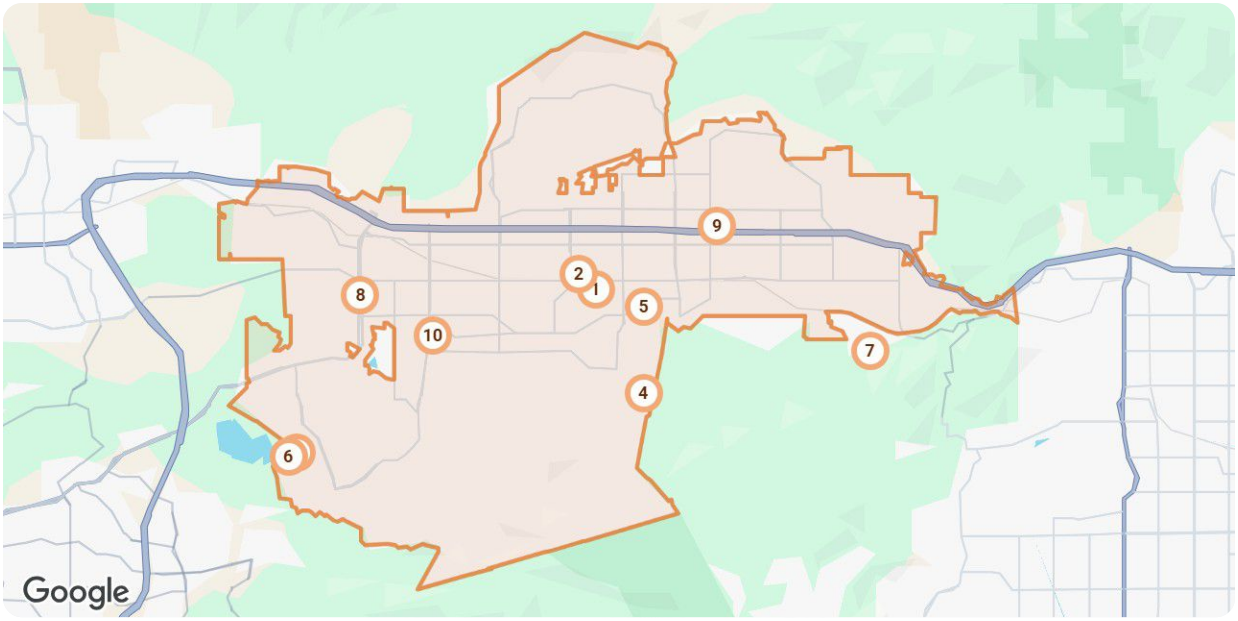
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Simi Valley, California

	Pending: 5 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **2687 Danton Pl** **Simi Valley, CA 93065** MLS ID: 226004056 Pending / For Lease *Courtesy of Time Realty Property Management*	Single Family	3/2	1,310	8,712 sqft 1968	8/25/2026	$3,600 mo. $3/sq ft	11/5/2026 72 days
2	 **615 Baywood Ln, Unit D** **Simi Valley, CA 93065** MLS ID: 226004844 Pending / For Lease *Courtesy of Cornerstone Properties*	Condo/Townhouse/Apt.	3/3	1,579	1,579 sqft 1990	10/9/2026	$3,650 mo. $2/sq ft	10/25/2026 16 days
3	 **224 Rustling Heights Ct** **Simi Valley, CA 93065** MLS ID: 226004741 Pending / For Lease *Courtesy of Alibaba Realty*	Single Family	4/4	2,069	3,492 sqft 2001	10/5/2026	$4,380 mo. $2/sq ft	10/23/2026 18 days
4	 **406 Granite Hills St** **Simi Valley, CA 93065** MLS ID: 226004304 Pending / For Lease *Courtesy of LIV Property Management Co Inc*	Single Family	4/3	2,976	0.32 acres 1998	9/6/2026	$6,500 mo. $2/sq ft	9/23/2026 17 days
5	 **3162 Darby St, Unit 210** **Simi Valley, CA 93063** MLS ID: 226003691 Pending / For Lease *Courtesy of Keller Williams Exclusive Properties*	Condo/Townhouse/Apt.	3/2	1,610	1,610 sqft 1981	8/4/2026	$3,400 mo. $2/sq ft	9/1/2026 28 days

Closed

Source: Public Records and Listings



Legend

Closed

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Simi Valley, California

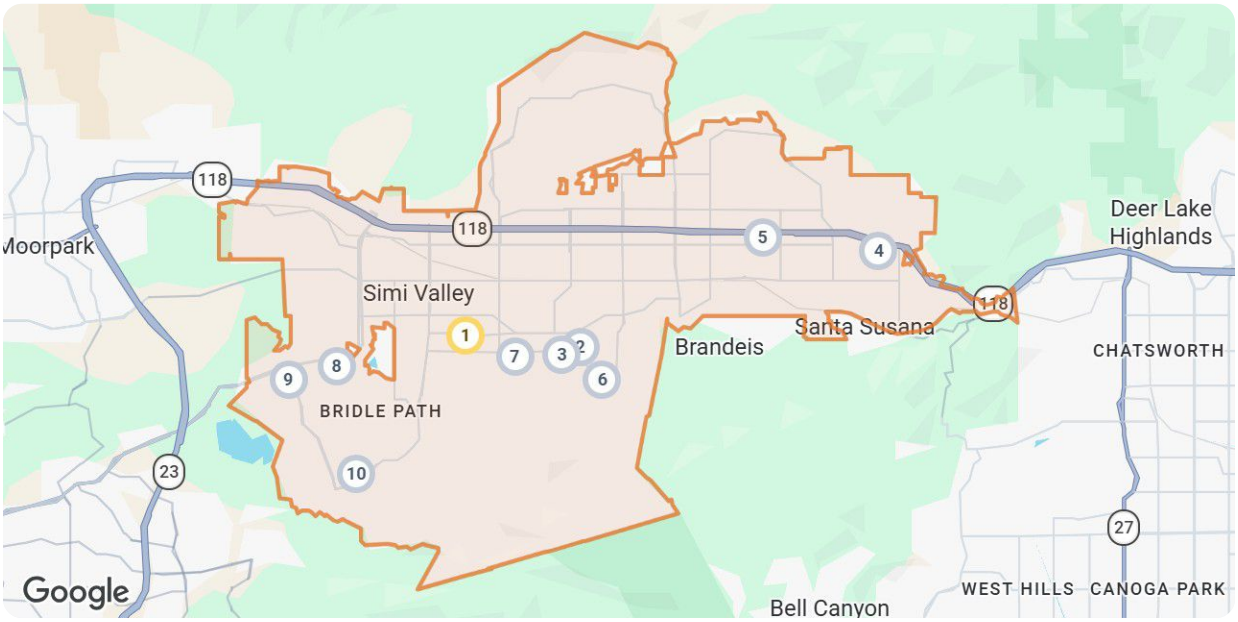
	Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1	 **3192 Sycamore Dr** **Simi Valley, CA 93065** MLS ID: 226004508 Closed / For Lease *Courtesy of Keller Williams Westlake Village*	Single Family	1/1	1,200	2.47 acres 1935	11/4/2026 44 days	– $2/sq ft	–
2	 **885 Aloe Ln** **Simi Valley, CA 93065** MLS ID: 226004227 Closed / For Lease *Courtesy of Coldwell Banker Realty*	Single Family	4/3	2,165	2,165 sqft 1998	11/1/2026 58 days	– $2/sq ft	–
3	 **5694 E Los Angeles Ave** **Simi Valley, CA 93063** MLS ID: SR26209551 Closed / For Lease *Courtesy of CENTURY 21 MASTERS*	Condo/Townhouse/Apt.	2/3	1,469	871 sqft 1979	11/1/2026 28 days	– $2/sq ft	–
4	 **1857 Patricia Ave** **Simi Valley, CA 93065** MLS ID: 226004381 Closed / For Lease *Courtesy of Better Homes and Gardens Real Estate Town Center*	Condo/Townhouse/Apt.	2/1	800	0.26 acres 1955	11/1/2026 49 days	– $3/sq ft	–
5	 **1143 Tivoli Ln, Unit 108** **Simi Valley, CA 93065** MLS ID: SR26235537 Closed / For Lease *Courtesy of EXP REALTY OF GREATER LOS ANGELES, INC.*	Condo/Townhouse/Apt.	2/3	1,164	1,163 sqft 1985	11/1/2026 -1 days	– $2/sq ft	–
6	 **428 Woodland Rd** **Simi Valley, CA 93065** MLS ID: 226003654 Closed / For Lease *Courtesy of Alibaba Realty*	Single Family	5/5	3,180	7,405 sqft 2000	11/1/2026 92 days	– $2/sq ft	–
7	 **1654 Heywood St, Unit E** **Simi Valley, CA 93065** MLS ID: SR26176880 Closed / For Lease *Courtesy of BRADLEY AND ASSOCIATES REAL ESTATE*	Condo/Townhouse/Apt.	2/3	1,463	1.32 acres 2011	10/31/2026 77 days	– $2/sq ft	–
8	 **2117 Samson Ave** **Simi Valley, CA 93063** MLS ID: 226004929 Closed / For Lease *Courtesy of Keller Williams Exclusive Properties*	Single Family	4/2	1,582	7,048 sqft 1964	10/31/2026 15 days	– $2/sq ft	–
9	 **5233 Huntley St, Unit 16** **Simi Valley, CA 93063** MLS ID: 226004511 Closed / For Lease *Courtesy of Time Realty Property Management*	Condo/Townhouse/Apt.	2/1	1,156	1,156 sqft 1985	10/30/2026 39 days	– $3/sq ft	–
10	 **2240 Rosecrans St** **Simi Valley, CA 93065** MLS ID: PW26232759 Closed / For Lease *Courtesy of STAR COMMERCIAL PROPERTIES*	Single Family	3/2	1,194	6,499 sqft 1964	10/30/2026 2 days	– $3/sq ft	–

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Simi Valley, California

Distressed

Source: Public Records and Listings



Legend

- Active For Lease
- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1  **1157 Hudspeth St** **Simi Valley, CA 93065** MLS ID: 226002222 Active / For Lease *Courtesy of Better Homes And Gardens Real Estate Town Center*	Single Family	4/2	1,248	10,018 sqft 1962	5/12/2026 178 days	$4,000 mo. $3/sq ft	9/14/2026 Notice of Default
2  **4959 Shady Trail St** **Simi Valley, CA 93063** Off Market / Public Record	Single Family	5/5	4,346	0.25 acres 2005	– – days	– $375/sq ft	9/29/2026 Notice of Default
3  **2627 Dusan St** **Simi Valley, CA 93065** Off Market / Public Record	Single Family	3/2	1,040	6,500 sqft 1964	– – days	– $721/sq ft	8/18/2026 Notice of Default
4  **2535 Canterbury Ln** **Simi Valley, CA 93063** Off Market / Public Record	Single Family	4/3	2,052	2,835 sqft 2001	– – days	– $446/sq ft	8/17/2026 Notice of Default
5  **419 Talbert Ave** **Simi Valley, CA 93065** Off Market / Public Record	Single Family	4/2	1,954	8,800 sqft 1964	– – days	– $436/sq ft	8/17/2026 Notice of Rescission
6  **2266 Swift Fox Ct** **Simi Valley, CA 93065** Off Market / Public Record	Single Family	4/3	2,034	5,786 sqft 2006	– – days	– $474/sq ft	9/21/2026 Notice of Default

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Simi Valley, California

	Distressed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
7	 **3356 Travis Ave** **Simi Valley, CA 93063** Off Market / Public Record	Single Family	4/3	1,602	9,500 sqft 1964	– – days	– $585/sq ft	10/13/2026 Notice of Default
8	 **53 Humboldt St** **Simi Valley, CA 93065** Off Market / Public Record	Single Family	4/4	3,543	1.06 acres 1987	– – days	– $592/sq ft	9/15/2026 Notice of Default
9	 **73 Wrangler Rd** **Simi Valley, CA 93065** Off Market / Public Record	Single Family	4/2	2,057	0.57 acres 1981	– – days	– $592/sq ft	10/15/2026 Notice of Foreclosure Sale
10	 **2165 Royal Ave** **Simi Valley, CA 93065** Off Market / Public Record	Single Family	4/3	1,725	6,500 sqft 1964	– – days	– $482/sq ft	10/8/2026 Notice of Default

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